

CITY of GRASS VALLEY

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	9,475
Annual Single-Family Units Permitted (1996-98, Avg.):	41
Annual Multi-Family Units Permitted (1996-98, Avg.):	29
Total Annual Residential Units Permitted (1996-98, Avg.):	70

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input type="checkbox"/> N 1. Planning Department Plan Check Fees	-	<input type="checkbox"/> N 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> Y 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> Y 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> Y 3. Building Department Plan Check Fees	Y	<input checked="" type="checkbox"/> Y 16. Reg'l Traffic / Highway Mit'n Fees	Y
<input checked="" type="checkbox"/> Y 4. Building Department Permit Fees	Y	<input checked="" type="checkbox"/> Y 17. Fire Service Fees	Y
<input checked="" type="checkbox"/> Y 5. Engineering / Public Works Dept. Fees	Y	<input checked="" type="checkbox"/> Y 18. Police Service Fees	Y
<input checked="" type="checkbox"/> Y 6. Grading Permit Fees	Y	<input checked="" type="checkbox"/> Y 19. Public Safety Fees	Y
<input checked="" type="checkbox"/> Y 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> Y 20. School District Fees	N
<input checked="" type="checkbox"/> Y 8. Mechanical Permit Fees	Y	<input type="checkbox"/> N 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> Y 9. Plumbing Permit Fees	Y	<input checked="" type="checkbox"/> Y 22. Community / Capital Facility Fees	Y
<input type="checkbox"/> N 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> Y 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> Y 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> N 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> Y 12. Storm Drainage Connection Fees	Y	<input type="checkbox"/> N 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> Y 13. Water Connection Fees	N	<input checked="" type="checkbox"/> Y 26. Special Assessment District Fees	Y

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	none

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

v. Nexus Reports

-Dev't Fee Analysis & Capital Improvement Program (annually) - all fees

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of Model in this Jurisdiction: Northwest Grass Valley - Morgan Ranch Area
Ridge Road @ Morgan Ranch Road

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-3/4 street, curbs, gutters, sidewalks, landscaping, street lights, street trees, undergrounding of utilities, bus stop, traffic lights with deferral agreement
-Internal Site Improvements:	-dedication of streets and infrastructure req'd; utility easements with full infrastructure, utility undergrounding, full street, curbs, gutters, sidewalks, landscaped front yards
-Common Amenities / Open Space:	-park and land dedication required; amenities negotiated with developer
-Project Management Requirements:	-Conditions of Approval; Home Owners Association; Dev't Agreement; Landscape, Lighting & Maintenance District participation; reimbursement - deferral agreement for infrastructure provision
-Typical Reporting:	-soils, seismic, hydrology, erosion control, biologic/native plant, wetlands, cultural resources, traffic

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	70.00
Private Garage Valuation Price per Sq. Ft.	20.00
Total Valuation per Unit	183,000
Total Valuation per 25 Unit Subdivision Model	4,575,000

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		1,200
Zoning Review Map Amendment Fee	flat		1,900
Planned Development Subdivision Fee	1500 flat + 100/unit		4,000
Design Review Board Fee	flat		100
Tentative Map Fee	1800 flat + 75/lot		3,675
Subdivision Final Map Fee	550 flat + 25/lot		1,175
Development Agreement Fee	300 flat + 5000 deposit ¹		5,300
Fish & Game Fee Administration	flat state fee (w/ Neg Dec)		1,250
Fish & Game Fee - county clerk	flat		25
Notice of Determination	flat		50
Environmental Assessment / Neg Dec Fee	flat		300
Subtotal Planning Fees			18,975

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	(789 flat + .16/sf residence) + (315 flat + .13/sf garage) = 1556/unit		38,900
Building Plan Check Fee	50% of Building Permit	778	19,450
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	18.30	458
Fire Dept Plan Check Fee	20% of Plan Check Fee	155.60	3,890
Fire Dept Subdivision Site Check Fee	flat		80
Grading Plan Review Fee	100 engr'g + 58 inspection + 253 for CY		411
Technical Report Review Fee	42 flat per report @ 8 reports		336
Improvement Plan Checking	4000 flat + 1% of val'n amount over 300,000		6,000
Improvements Inspection Fee	6500 flat + 1% of val'n amount over 300,000		8,500

Electrical Permit Fee	included in Bldg Permit	-
Plumbing Permit Fee	included in Bldg Permit	-
Mechanical Permit Fee	included in Bldg Permit	-
Subtotal Plan Check, Permit & Inspection Fees		78,025

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District	1.84 / sf	4,600	115,000
Nevada Irrigation Dist. Water Capacity Charge	flat per unit	3,045	76,125
Nevada Irrigation District Water Meter Charge	flat per meter	645	16,125
Regional Circulation Fee	flat per unit	410.49	10,262
Regional Drainage Fee	flat per unit	116.63	2,916
City - Sewer Connection Fee + 30% overhead	6238 flat per unit (based on annual increases) = 8109/unit		202,725
City - Local Circulation Fee	flat per unit	250.10	6,253
City - Local Drainage Fee	flat per unit	121.25	3,031
City - Fire Services Fee	flat per unit	681.60	17,040
City - Police Services Fee	flat per unit	459.41	11,485
City - Administration / General Facilities Fee	flat per unit	308.33	7,708
City - Parks and Recreation Fee	flat per unit	107.59	2,690
City - Emergency Response Special Fire Tax	flat per unit	28.94	724
City - Park Land Dedication In-Lieu Fee	calculation based on formula ²		46,000
Subtotal Infrastructure, Impact & District Fees			518,084

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	615,084
Total Fees per Unit (total from above / 25 units)	24,603

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	Downtown Grass Valley Townsend Street @ West Main Street
iii. Expected Environmental Assessment Determination:	Categorical Exemption

iv. Typical Jurisdictional Requirements for this Model:

-Site Improvements	-match existing neighborhood infrastructure standard
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting	-soils (depending on site location)

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	70.00
Private Garage Valuation Price per Sq. Ft.	20.00
Total Valuation per Model	183,000

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Staff Design Review - Minor	flat		50
County Filing Fee - Env't Exemption	flat		25
Environmental Assessment / Neg Dec Fee	flat		300
Subtotal Planning Fees			375

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	(789 flat + .16/sf residence) + (315 flat + .13/sf garage) = 1556/unit		1,556
Building Plan Check Fee	50% of Building Permit	778	778
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	18.30	18
Grading Plan Review Fee	100 engr'g + 58 inspection + 253 for CY		411
Technical Report Review Fee	42 flat per report @ 1 report		42
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
Subtotal Plan Check, Permit & Inspection Fees			2,805

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District	1.84 / sf	4,600	4,600
Regional Circulation Fee	flat per unit	410.49	410
Regional Drainage Fee	flat per unit	116.63	117
City - Sewer Connection Fee + 30% overhead	6238 flat per unit (based on annual increases) = 8109/unit		8,109
City - Water Connection / Capacity Fee	flat per meter	1,628	1,628
City - Local Circulation Fee	flat per unit	250.10	250
City - Local Drainage Fee	flat per unit	121.25	121
City - Fire Services Fee	flat per unit	681.60	682
City - Police Services Fee	flat per unit	459.41	459
City - Administration / General Facilities Fee	flat per unit	308.33	308
City - Parks and Recreation Fee	flat per unit	107.59	108
City - Emergency Response Special Fire Tax	flat per unit	28.94	29
Subtotal Infrastructure, Impact & District Fees			16,821

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	20,001
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	Northeast Grass Valley Dorsay @ Sutton
iii. Expected Environmental Assessment Determination:	Full EIR

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-3/4 street, curbs, gutters, sidewalks, landscaping, street lights, street trees, undergrounding of utilities, bus stop, traffic lights with deferral agreement
-Internal Site Improvements:	-no dedication of streets and infrastructure req'd; utility easements with full infrastructure, utility undergrounding, full street, curbs, gutters, sidewalks, street trees, street lights
-Common Amenities / Open Space:	-20% of lot landscaped; other amenities through discretionary negotiation with developer; typical req'ts: tot lot, basketball, BBQ / picnic area
-Project Management Requirements:	-Conditions of Approval; 1 year maintenance guarantee; Dev't Agreement
-Typical Reporting:	-soils, seismic, hydrology, erosion control, biologic/native plant, wetlands, cultural resources, traffic

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	70.00
Private Garage Valuation Price per Sq. Ft.	20.00
Total Valuation per Unit	74,000
Total Valuation per 45 Unit Multi-Family Development Model	3,330,000

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		1,200
Zoning Review Map Amendment Fee	flat		1,900
Planned Development Subdivision Fee	1500 flat + 100/unit		6,000
Design Review Board Fee	flat		100
Development Agreement Fee	300 flat + 5000 deposit ¹		5,300
Fish & Game Fee Administration	flat state fee (w/ EIR)		850
Fish & Game Fee - county clerk	flat		25
Initial Study / Environmental Determination	300 flat		300
Full EIR (estimate)	300 flat + EIR cost @ 100,000 ³		100,300
Subtotal Planning Fees			115,975

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	(789 flat + .16/sf residence) + (315 flat + .13/sf garage) = 1290/unit		58,050
Building Plan Check Fee	50% of Building Permit	645	29,025
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	7.40	333
Fire Dept Plan Check Fee	20% of Plan Check Fee	129	5,805
Fire Dept Site Plan Check Fee	flat		80
Grading Plan Review Fee	100 engr'g + 58 inspection + 253 for CY		411
Technical Report Review Fee	42 flat per report @ 8 reports		336
Improvement Plan Checking	4000 flat + 1% of val'n amount over 300,000		6,000
Improvements Inspection Fee	6500 flat + 1% of val'n amount over 300,000		8,500
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
Subtotal Plan Check, Permit & Inspection Fees			108,540

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District	1.84 / sf	1,840	82,800
Nevada Irrigation Dist. Water Capacity Charge	flat per unit	1,895	85,275
Nevada Irrigation District Water Meter Charge	flat per meter	645	29,025
Regional Circulation Fee	flat per unit	248.97	11,204
Regional Drainage Fee	flat per unit	55.98	2,519
City - Sewer Connection Fee + 30% overhead	(6238 flat per unit x .71 MF multiplier) x 1.30 overhead =5758/unit		259,110
City - Local Drainage Fee	flat per unit	58.15	2,617
City - Fire Services Fee	flat per unit	557.57	25,091
City - Police Services Fee	flat per unit	375.81	16,911
City - Administration / General Facilities Fee	flat per unit	252.22	11,350
City - Parks and Recreation Fee	flat per unit	88.01	3,960
City - Emergency Response Special Fire Tax	flat per unit	15.00	675
Subtotal Infrastructure, Impact & District Fees			530,537

ix. Totals

Total Fees for 45 Unit Multi-Family Development Model (total of subtotals above)	755,052
Total Fees per Unit (total from above / 45 units)	16,779

Notes: ¹Planning Department deposits are applied against actual hourly staff costs for each application. Amounts listed herein are base deposits, and may not reflect actual costs.

²Quimby Fees are calculated by a formula based on land valuation w/ the following assumptions: 4 residents per dwelling unit, 2 acres required per 100 residents, land valuation @ 23,000 per acre. This valuation estimate is based on data from a project in the same area, as provided by the Planning Dept. Park Land Dedication In-Lieu Fees in Grass Valley are paid only for residential subdivisions of land and not for multi-family developments without subdivision. The Park Land Dedication In-Lieu Fee calculation formula is:

$$\left[2 \text{ acres} \times \frac{(\# \text{ Units} \times 4 \text{ persons per unit})}{100 \text{ persons per acre}} \right] \times \$23,000 \text{ per acre}$$

³The estimated cost for a full EIR has been provided by E.I.P., an environmental consulting firm located in Sacramento that frequently works with the city of Grass Valley. This cost estimate takes into account the typical reporting requirements mandated by the city for the initial assessment as reported above.